



ESTATE AGENTS

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Offers In The Region Of £200,000

PCM Estate Agents are delighted to offer for sale this TWO BEDROOM with OCCASIONAL ROOM/ DRESSING ROOM, OLDER STYLE TERRACED HOUSE, situated in the popular Ore Village region of Hastings, within easy reach of local schooling and other amenities that Ore Village has to offer, making it an IDEAL FAMILY HOME or first time purchase.

The property is IN NEED OF RENOVATION, however offers deceptively spacious accommodation that comprises an entrance hallway, lounge, SEPARATE DINING ROOM, kitchen and downstairs bathroom, whilst to the first floor there are TWO BEDROOMS, both of which are a GOOD SIZE, along with access off the rear of the property to an OCCASIONAL ROOM/ DRESSING ROOM, which could potentially be made into an en-suite, subject to the necessary planning consents. To the rear of the property there is a LEVEL PRIVATE REAR GARDEN.

Located in the sought-after Ore Village region of Hastings, viewing comes highly recommended via PCM Estate Agents.

UPVC FRONT DOOR

Leading to:

ENTRANCE HALL

Stairs rising to upper floor accommodation, electric meter, thermostat, radiator, space for storing coats, door to:

LOUNGE

10'7 x 10'2 (3.23m x 3.10m)

Gas fireplace, radiator, double glazed window to front aspect, door to:

DINING ROOM

13'7 x 8'10 (4.14m x 2.69m)

Radiator, built in storage cupboard, further under stairs storage providing an ideal space for desk, double glazed window looking into utility/ lean to, opening to:

KITCHEN

6'3 x 6'10 (1.91m x 2.08m)

In need of modernisation but fitted with a range of eye and base level units, four ring gas hob with extractor over, electric oven below, inset one & ½ bowl inset

sink with mixer tap, single glazed door providing access to lean to and single glazed window overlooking the lean to, door to:

BATHROOM

In need of modernisation comprising a panelled bath with mixer shower attachment, wash hand basin, wc, frosted double glazed window to rear aspect.

LEAN TO/ UTILITY

11'9 x 6'5 (3.58m x 1.96m)

Space and plumbing for washing machine, base level units with worksurfaces over, radiator, UPVC double doors opening to the garden.

FIRST FLOOR LANDING

Doors leading to:

BEDROOM

13'6 x 10'9 (4.11m x 3.28m)

Built in storage cupboard providing shelving and hanging rail, further storage cupboard housing the loft hatch with fixed ladder, radiator, double glazed windows to front aspect.

BEDROOM

13'7 x 8'9 (4.14m x 2.67m)

Storage cupboard housing the combi boiler, radiator, double glazed window to rear aspect, further door and steps down to:

OCCASIONAL ROOM/ DRESSING ROOM

11'7 x 6'8 (3.53m x 2.03m)

Two storage cupboards, one providing hanging space and the other providing storage and shelving, double glazed window to side aspect.

REAR GARDEN

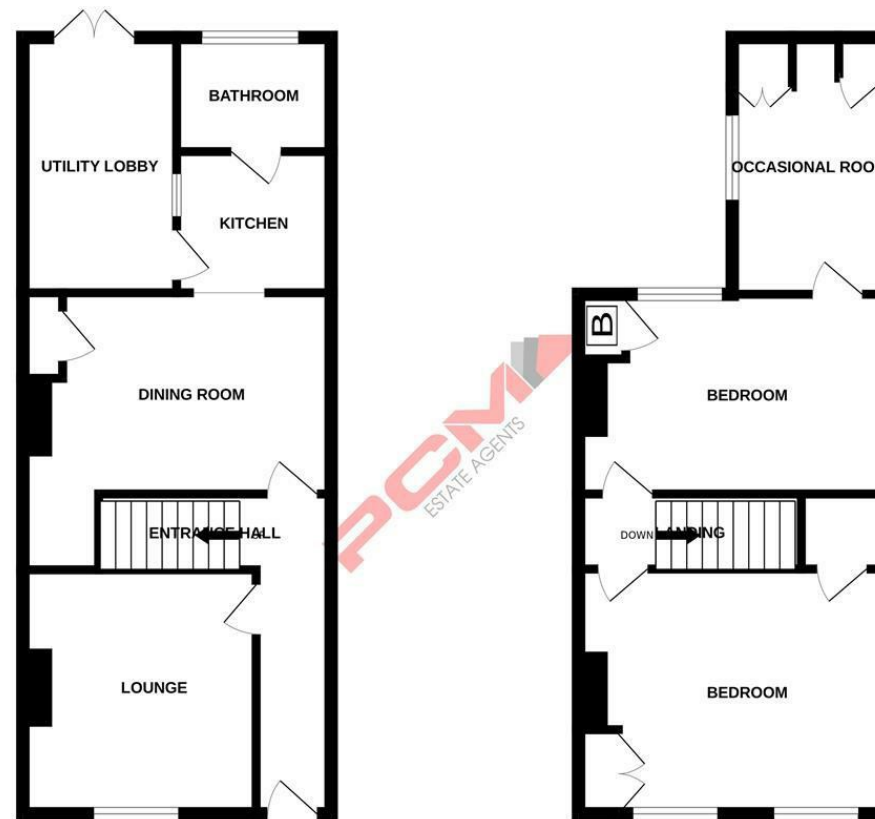
Level and mainly laid with patio, area of planted borders that are in need of cultivation, space for washing line, new fence to the rear providing gated rear access.

Council Tax Band: B



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC